

PLANNING COMMISSION MINUTES

December 17, 1991

Present: Chairman Jeff Chretien, Mark Green, Don Milligan, Kathi Izatt, Dick Dresher, Elaine McKay; Les Foy, City Council Rep. ; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Mick Johnson, Mike Holmes; Shirley Chevalier, Recording Secretary

Guest: Councilwoman Barbara Holt who will replace Les Foy as City Council Representative beginning January, 1992.

Minutes of November 19, 1991, Page 4, 2nd paragraph, "Kathi Izatt abstained (add) I because Mr. Jones is her neighbor I ". Also, members who were not present were not noted.

They were Dick Dresher, Elaine McKay, and Mick Johnson. The minutes were unanimously approved as amended.

Conditional Use:

12-17-91.5A 91-8C Kentucky Fried Chicken relocating from 498 So. Main to 495 So. 500 West - Jay Alexander, Rep.

The site was formerly occupied by Circle K Corporation. There will be some alterations to the building, e.g. the height will be changed and the car wash area will be replaced by the drive-up window. Landscaping is 12% of the site; ordinance requires 10%. Staff recommends approval subject to the following conditions:

1. Completion of the construction drawings and the stamp of the architect;
2. Final review for compliance with the Uniform Building Code;
3. Completion of electrical and mechanical plans and approval of the grease trap;
4. County Board of Health approval of plans and remodeling;
5. Refurbishing the landscaping. Landscape plan to be prepared and automatic sprinkler system installed;
6. Posting of the required bonds and payment of required building fees; the landscape bond to be \$5,000 or 5% of the cost of the remodeling, whichever is greater.

One of the two accesses of f 500 West has been closed. The gas island canopy has been removed as well as the underground tanks. Mr. Boothe said the dumpster screening material needs to be compatible with the building architecture.

There will be 60 seats inside for quick restaurant service. Parking is adequate for this service.

Mr. Dresher said he would like to see more landscaping in the f ront since this location is an entrance to the city. Mr. Alexander said there are plans to put in new landscape material, including grass.

Les Foy made a motion to grant the conditional use approval subject to compliance with the conditions outlined by staff including the dumpster screening; Mark Green seconded the motion; Elaine McKay abstained from voting due to a longtime friendship with the Alexanders and others of the Harman Corporation; voting was by majority vote.

12-17-91.5B 91-9C Collier Management & Development, 880 So. Main 8 Unit Multi-Family Complex, Mike Youngberg, Rep.

Developers are proposing to build two tri-plexes and one duplex. They will be located behind an existing home which was converted to professional offices several years ago.

Staff recommends approval subject to the following conditions:

1. Plans be completed and approved by the building officials for compliance with the Uniform Building Code;
2. An easement be granted for sewer and water lines as shown on the plat according to city requirements;
3. Utility easements be granted for other utilities to serve this property development as needed;
4. Payment of all costs for the installation of the culinary water system as determined by the City Engineer;
5. Widening of the fire access lane to 20 ft., and approval by the Fire Chief of the location of the fire hydrant; 1
6. Payment of all required fees and posting of all required bonds. Landscape bond to be \$5,000 or 5% of the cost of the project, whichever is greater. Landscape bond to include all other on-site improvements.

There is a solid wall along the property line between this development and the property to the west. Staff suggests a masonry wall be installed along the south property line.

There will be 22 parking stalls that includes a garage for each unit. This parking will serve the existing office building also. There is a total of 15,580 sq. ft. of landscaping. A play area may be provided, if needed, since it has not been determined at this time whether the units will be for families or adults only.

Adjacent home owners who were present were concerned about storm water runoff and the drainage plan. Vern Jensen, 885 So. 100 W., said he did not like the two story building because it was behind his house, and people would be looking into his yard. He was also concerned about his property value with multiple unit dwellings being built adjacent to him. Traffic from Main Street was another concern. There is one driveway which is 200 ft. from the intersection of 900 South and Main Street.

Dick Drescher said he was concerned about the storage sheds. If this was a permitted use they would have to be at least 12 ft. away from the dwelling, and these are too close. Also, a 20 ft. rear yard is required by ordinance for permitted use. Dick thinks we need a 20 ft. rear yard somewhere on this development for clearance from the neighboring properties. He feels we are cramming a

lot of stuff in there. He feels the acreage is too small for this much development.

Kathi Izatt said she is concerned that it is too cramped also, and is concerned about the parking spaces in relation to how the units are set on the ground. She wonders if the buildings can be resituated to give more ease of use of parking stalls and traffic flow. Kathi is further concerned about the drainage issue with the neighbors. She wants the minutes researched in 1975 to see if there was anything recorded. She wants a solid fence in between every area which abuts a single family residence, preferably cinderblock, but the neighbors could have some input on that. Mr. Youngberg said he would work with the neighbors to see what they want. Kathi asked about the dumpster. Mr. Youngberg said some parking could be repositioned to accommodate a dumpster.

Les Foy said he thinks the project looks too tight. He feels there needs to be better fire access, an idea of what kind of fence there will be, and a significant modification before approval. He would like to see a landscape plan.

Kathi Izatt made a motion to table this item and continue the hearing to January 7, 1992 in order for Mr. Youngberg to meet with the neighbors, research the 1975 minutes, look at the dumpster location, look at traffic patterns and location of buildings having a 20 ft. setback if possible, the fence, the number of units in the density, landscaping plans; Elaine McKay seconded the motion; voting was unanimous.

Subdivisions-Preliminary:

12-17-91.6A Canyon Creek Estates, 6 Lots, 1400 East Canyon Creek Drive, Tom Mabey & Jerry James

This subdivision was before the Planning Commission November 19, 1991. The Commission tabled this item in order for the Fire Chief, Police Chief, Street Superintendent, City Planner, City Engineer, and City Manager to meet and review this subdivision together. It was their unanimous recommendation to the Planning Commission, to grant preliminary approval subject to the following conditions:

1. A 70 ft. diameter asphalt paved turnaround be placed at the end of the dedicated street;
2. The street be constructed to the same width of the existing Canyon Creek Drive with all of the required city improvements;
3. Developers to grade out a section of road beyond the cul-de-sac for parking of vehicles, which will not encumber the street or lot frontage;
4. The fire hydrant be extended to the end of the street, if possible, and still maintain the proper fire protection spacing of the hydrant;
5. All lots to comply with the Foothill Ordinance;
6. North Canyon Creek to be channelized to provide capacity for the 100 year storm runoff without endangering lots 25, 26, 27 and 28;

Mr. Balling said there has been a lot of discussion about the high vegetation area and the

susceptibility to fire. The Foothill Ordinance requires that they use Class A or B roof construction. The city is encouraging people to clear a 15 ft. area around the buildings, and also to use a fire retardant siding and decking in the foothill areas. The City Council is sending a letter to these homeowners with these recommendations.

Mr. Balling further stated this project is to the advantage of the city since we still have to maintain the access. Even though it is not a dedicated public access, it is an access by use. it serves 40-50 lots up the canyon as well as some homes.

Les Foy said he spoke to Mike Barfuss, Assistant Fire Chief, who indicated that granting approval is probably the safest thing we could do at this time, because they would be putting the cul-de- sac turnaround in which would greatly aid the Fire Dept. for fire protection. Mr. Foy said he is in favor of granting the preliminary approval.

Kathi Izatt mentioned that previously there was a discussion which included looking at ordinances in other cities, that would give us larger lots in heavily wooded areas such as this. She would like to hold off on these 6 lots in order to look at what staff recommends so that it can become part of the ordinance. The Planning Commission needs some impetus to look at the things to consider.

Les Foy said the Planning Commission could make a strong recommendation to City Council that they enact those recommendations as an ordinance.

Mike Green made a motion to grant preliminary approval for Canyon Creek Estates Subdivision subject to the recommendations of staff; seconded by Les Foy; Kathi Izatt opposed; majority approved.

Miscellaneous:

12-17-91.11A Sunset Hollow Plat A, Lots 12 & 13, 1252 E. Sunrise Place - Requesting exception to length of driveway.

City Ordinance No. 88-4 provides that single family dwellings shall not be located further than 200 ft. from the public street as measured along the centerline of the road; however, City Council may grant an exception to 500 ft. from the street as measured along the centerline of the driveway to the nearest point of the house if certain conditions are met. The owner of the subject lots is requesting this exception be granted.

The home will be situated on the property 120 ft. from the street, but in order to provide access with a 15% grade required by ordinance, they would have to bring the road back in a circular manner. The plans show the road pattern is 475 ft. from the street up to the nearest point of the house. Jill Jones, architect, stated that when they located the buildable area (less than 30%), it was higher on the site resulting in the long driveway.

Before the city can grant an exception to that setback, there are certain conditions that must be met:

1. The roadway must be a minimum of 20 ft. wide and has to be paved with 2-1/2 inches of asphalt on a 6 inch base or 5 inches of concrete;
2. The roadway must have a vertical clearance of 13 ft. 6 in. to allow fire trucks to get in, and it must be posted with signs at the entrance that say "No Parking Fire Dept. Access Road";
3. Provide a fire hydrant that is located within 150 ft. of the most remote part of the house;
4. Provide a hammerhead turnaround;
5. Road to be 26 ft. wide where fire hydrant is located;
6. Roadway cannot exceed 15% grade;
7. The house must have a continuous pressure irrigation fire protection sprinkler system;
8. An easement 20 ft. wide must be given to Bountiful City for the 6 inch culinary water line; the easement must be cleared and graded by the owner before the water line is installed;
9. owner to pay all fees as determined by the city.

The property owners have met all the conditions and the Planning Commission may make a recommendation to the City Council to grant the exception.

Les Foy made a motion to recommend to City Council the granting of the exception to allow the 475 ft. driveway, subject to all the conditions outlined above; Kathi Izatt seconded; voting was unanimous.

Meeting adjourned at 8:50 PM.